



**JOINT ANTELOPE VALLEY AUTHORITY**

**Board Meeting  
September 16, 2004**

Meeting Began at: 10:33 a.m.  
Meeting Ended at: 11:22 a.m.

Members Present: Glenn Johnson, Christine Jackson, Allan Abbott

Others Present: Amy Cornelius-Jones, Joel Pedersen, Margaret Remmenga, Bruce Sweney  
Wayne Teten, Wynn Hjermsstad, John Marker, Clark DeVries, Joyce Ewing  
Jane Jordan, Delores Lintel, Beth Thacker, Jim Cook, Mike Morosin, Paul Zillig  
Randy Stramel, Harlon Layton, Ryan Kosola

**Order No. 01-04 - Call Meeting to Order**

Glenn Johnson called the JAVA Board meeting to order at 10:33 a.m.

**Order No. 02-04 - Minutes of Previous Meeting**

Abbott moved to approve the minutes of the August 12, 2004  
Board meeting. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 03-04 - Resolution authorizing the JAVA Chair to sign agreement with BNSF Railroad**

Joel Pedersen presented Resolution # 04-0916-03 (attached). This resolution is for the construction and maintenance agreement with the Burlington Northern Sante Fe Railway Company. It applies to both the Big T and East Leg projects. The award of the contract for the Big T project is also apart of this agenda item and both are ready for the Board's approval. Copies of all the exhibits are available electronically. Briefly, it sets the agreement for viaduct and bridge structures, responsibilities for the real estate for channel right-of-way and street right-of-way with the railroad, sets forth the theoretical structure, and provides a payment schedule. Pedersen is thankful for the University's assistance in this process as well as everyone who was a participant in the negotiation process. The Railroad has agreed to contribute the right-of-way in addition to the \$800,000. There will be a donation acknowledgment by JAVA to the benefit of the Railroad. There are other provisions that address contractor requirements, insurance coverages, working with federal regulations and requirements for work within 25 feet of the railroad. The exhibits contain a lot of real estate easements and documents, those transfers are specifically authorized in this agreement.

Margaret Remmenga stated that the resolution is a multi-year resolution that states we have funding identified for this project is available in this current fiscal year but also future years. This funding was approved by City Council.

Glenn Johnson added his thanks to all of the persons who patiently and diligently worked on this very complex agreement. Particularly the Chancellor for his participation. Abbott concurred and added that the Chief Executive Officer of the Railroad should be included in the recognition.

Abbott moved to adopt Resolution # 04-0916-03. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 04-04 - Resolution authorizing the JAVA Chair to sign a contract for construction of the Big T.**

Pedersen presented Resolution # 04-0916-04 (attached). This contract

document is already available and posted on the web as part of the bid project, this is authorizing the JAVA Chair to sign as awarded. The document is reviewed by the JAVA Purchasing Agent and State Department of Roads as well as reviewing the contract award process. A Change Order is coming clarifying a third party requirement involving working within 25 feet of the railroad a FILA endorsement (Workman's Compensation) issue at the Federal level and insurance coverage.

Wayne Teten stated that the Big T project was let last Wednesday. There were two bidders: Hawkins Construction was the apparent low at \$19, 951,873 and Dobsons Bros. and they were approximately \$4 million higher. Teten briefly reviewed the Big T project with a visual simulation. He stated that an informational public meeting on the Big T project at the end of the month, possibly the 29<sup>th</sup> or 30<sup>th</sup> of September at State Fair Park. Another meeting is planned for the University at a time to be announced. Teten indicated that the project was tentatively scheduled for completion by the end of 2006.

Jackson moved to adopt Resolution # 04-0916-04. Abbott seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 05-04 - Resolution authorizing the JAVA Chair to sign an agreement with Parsons Brinckerhoff for Construction Program and Construction Phase Services.**

Pedersen presented Resolution # 04-0916-05 (attached). The resolution is an amendment related to the Big T project and for completion of the remaining tasks on Military, Y and Vine Street projects. Teten stated that this resolution is for a multi-year period.

Abbott moved to adopt Resolution # 04-0916-05. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

Pedersen omitted some wording on the resolution and requested a motion to amend. (the corrected document is attached).

Abbott moved to rescind the previous motion adopting Resolution # 04-0916-05. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

Abbott moved to adopt Resolution # 04-0916-05 as amended.

Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 06-04 - Final Approval of the 2004-2005 JAVA Budget**

Margaret Remmenga presented the final JAVA Budget for 2004-05 and asked the JAVA Board to take action for approval (attached). A couple of changes have taken place since the Board tentatively approved the budget in July 2004. One change made by the City Council in the Capital Improvement Program and another change in dollars made by the Natural Resource District. She reviewed the handout. Any dollars not used in a fiscal year do get carried over from year to year.

Jackson moved to adopt JAVA Budget for fiscal year 2004-05. Abbott seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 07-04 - Appointments of the Citizen's Committee Members**

Glenn Johnson stated that the three current Citizen's Committee members whose terms are coming to an end have requested re-appointment. There were no other requests for appointments submitted. The reappointments would be for a three year term. Abbott thanked the members for their past work and was pleased that they wished to

continue on with the committee.

Jackson moved to re-appoint Delores Lintel, Jim Christo, and Robert Campbell on the Citizen's Committee for a three year term.  
Abbott seconded.

AYE: Johnson, Jackson, Abbott

NAY:

**Order No. 08-04 - Redevelopment Plan Presentation**

Wynn Hjermstad asked that this item be deferred to the next JAVA Board meeting on October 14, 2004. There has been a significant enough of a change that it warrants meeting again with the various advisory groups. Once all the groups have given their approvals, the tentative dates for the Planning Commission are October 27 and City Council on November 15.

**Order No. 09-04 - Staff Reports**

Hjermstad stated that there are two key projects identified in the Draft Redevelopment Plan. Both are residential: one is a residential development, Liberty Village, on Vine Street around 24<sup>th</sup> Street and the other is neighborhood enhancement to make improvements in the Malone Neighborhood. The developer in Liberty Village is moving ahead with his project in the area. There are many things that he can do before proceeding with jobs that pertain to the Antelope Valley Project. One is going to City Council to get approval for a Community Unit Plan (CUP).

Teten updated the Board on the status of various projects.

**Big T** - the Notice to Proceed should be to the contractor by October 4.

There is a public meeting planned for the end of the month to give a preliminary contractor schedule.

**Study of the Railroad Bridges** - is tied in closely with the Big T project.

The Railroad has suggested four potential firms that they would be comfortable with to do the study for any economic benefit.

Those firms are: HDR, Transystems, Parsons Brinckerhoff, and HNTB. Due to the proximity, HNTB was selected. They have agreed upon a price and will be sending a letter agreement for Glenn's signature. They hope to have the work done by October 1.

**Military** - is open to traffic. Contractor is putting on finishing touches.

**Y Street** - Deck is poured and hope to have traffic in four to six weeks.

**Vine Street** - is open to four lanes. Work on the bridge will continue over the winter, but no more street work.

**Inventory Building** - scheduled for demolition next week.

**NE Park** - Done except Parks and Recreation has gone through and marked the trees that need replacement. Glenn asked about the usage of the park. Teten responded that he imagines that it has been used fairly well, but would check for sure.

**Order No. 10-04 - Citizen's Committee Reports**

Randy Stramel had a few points that he wanted mention.

First, he re-welcomed the three Citizen's Committee members on their re-appointments. Congratulations to staff and everyone who put together all the contracts with Railroad. He would like to see the Citizen's Committee members attend the public meetings for the Big T project. Last, he is supportive of the changes of the Redevelopment Plan.

Mike Morosin brought up concerns about housing relocation being a part of the Redevelopment Plan. He would also like copies of all maps, documents and exhibits from the Redevelopment Plan meeting at Lincoln High School.

**Order No. 11-04 - Non-agenda Items**

None

Meeting adjourned at 11:22 a.m.